



Offers In Excess Of  
£260,000  
Leasehold

## Tennyson Road, Worthing

- Second Floor Apartment
- Two Double Bedrooms
- Recently Refitted Kitchen
- Spacious Dual Aspect Living Room
- South Facing Balcony
- Communal Garden Area
- Close To Worthing Seafront
- EPC Rating - D

We are delighted to offer to the market this bright and well presented second floor flat ideally situated in this popular central Worthing location close to the town centre shops, the seafront, local restaurants, parks, schools, bus routes and the mainline station. The communal entrance has a security entry system to the communal entrance and a passenger lift and stairs to the second floor. The beautifully presented and spacious accommodation offers a wide entrance hall with storage space, a dual aspect living room, a recently refitted kitchen, two spacious double bedrooms, a modern bathroom and a separate WC. The property benefits from a southerly aspect balcony and a beautifully maintained communal garden.

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## Accommodation

Communal hallway stairs and lift to second floor. Hard wood front door to:

### Entrance Hallway

Coving. Cupboard . Electric heater. telephone intercom. Airing cupboard housing pre-lagged copper cylinder, water tank and having slatted shelves. Further cloak cupboard. Door to:

### Living Room 18'3" x 12'9" (5.57 x 3.90)

Double glazed window. Double glazed patio door to southerly aspect balcony. Two wall light points. TV point. Wall mounted electric heater.

### Kitchen 13'11" x 6'10" (4.26 x 2.09)

Recently refitted Wren kitchen with taupe units and pan drawers. Attractive working surfaces incorporating a four ring Halogen hob with extractor fan over and a contemporary style white sink with a brass mixer tap. . Fitted electric oven. Space for fridge/freezer. Space and plumbing for washing machine. Double glazed window with southerly aspect. Wood effect flooring.

### Bedroom One

Dual aspect three double glazed windows. Coving. Recess wardrobes with hanging and shelves. Wall mounted electric heater.

### Bedroom Two 16'2" x 9'10" (4.94 x 3.02)

Double glazed window. TV point. Fitted wardrobe with hanging and shelf. Covered electric wall mounted heater.

### Bathroom

Contemporary style bathroom with a 'P' shaped bath with glass screen, contemporary style mixer tap, fitted Mira power shower with a rainfall head and separate attachment. Basin set in a vanity unit with matching contemporary style mixer tap. Tiled walls and floor. Back light medicine cabinet. Heated towel rail.

### Separate WC

Low level flush WC. Tiled walls and splashback,. Frosted double glazed window.

### Balcony

Southerly aspect. Tiled floor. Balustrade.

### Communal Garden

### Tenure

Leasehold with approximately 140 years remaining.

Council Tax Band - C

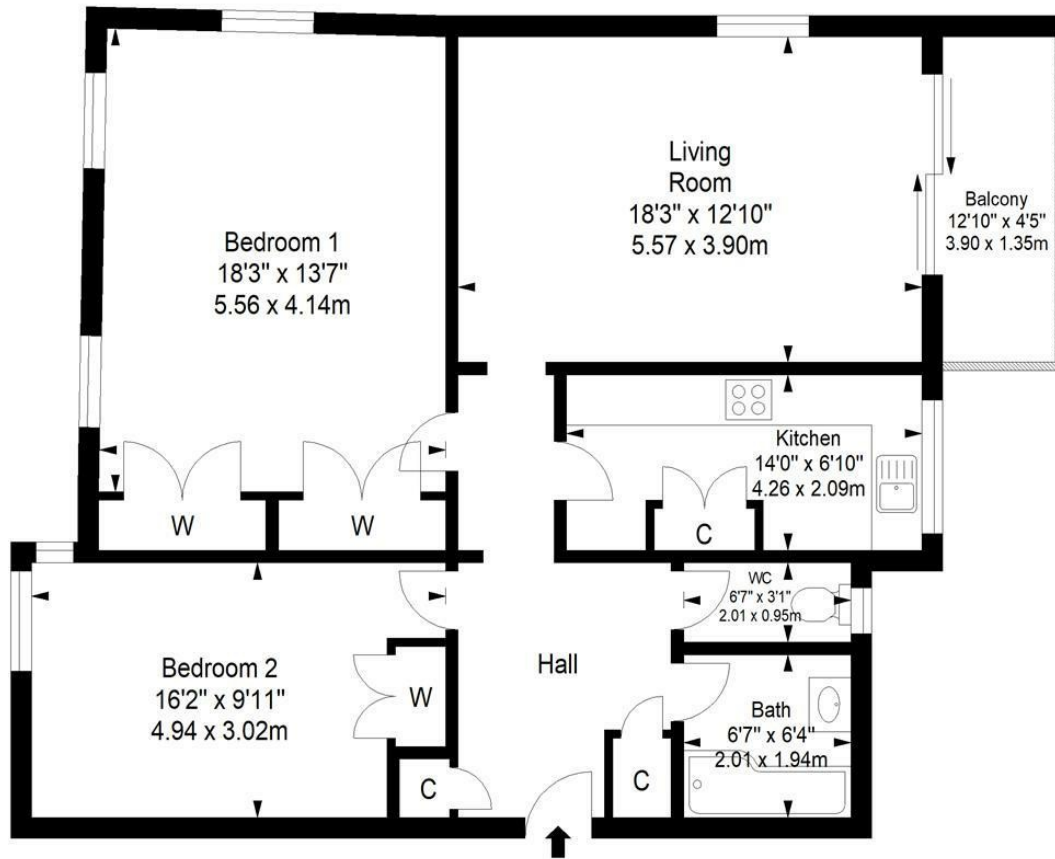
Annual Maintenance - £3,600

Annual Ground Rent - Pepper Corn



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Second Floor



Approximate gross internal floor area 91.8 sq m/ 988.2 sq ft

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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